



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

BRENNON T. MORIOKA
DIRECTOR

Deputy Directors
MICHAEL D. FORMBY
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JIRO A. SUMADA
IN REPLY REFER TO:

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

CONSENT TO SUBLEASE OF LEASE NO. DOT-A-91-0021
PACIFIC AVIATION SERVICES, INC. TO
RD CALIBRATIONS, INC. DBA RD TECHNOLOGY OF HAWAII
HONOLULU INTERNATIONAL AIRPORT

OAHU

LEGAL REFERENCE:

Subsection 171-36 (a) (6), Hawaii Revised Statutes

LESSEE:

Pacific Aviation Services, Inc., a Hawaii corporation

SUBLESSEE:

RD Calibrations, Inc. dba RD Technology of Hawaii, a Hawaii corporation

LOCATION AND TAX MAP KEY:

Portion of Honolulu International Airport, Honolulu, Island of Oahu, identified by
Tax Map Key: 1st Division, 1-1-72: 51

LEASE AREA:

Lot 23-A, containing a land area of 21,319 square feet, as shown and delineated on the
attached map labeled Exhibit A

LEASE TERM:

Thirty (30) years, commencing on July 1, 1991 to June 30, 2021

SUBLEASE AREA:

640 square feet of office and shop space.

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SUBLEASE TERM:

March 1, 2001 through December 31, 2011.

Note: The tenant was not aware of the State's "Consent to Sublease" requirements. However, when made aware, the tenant immediately sought State's consent retroactive to the start of the Sublease.

SUBLEASE RENT:

\$940.00 per month.

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

In accordance with the Comprehensive Exemption List approved by the Environmental Council and dated May 22, 2001, the subject request qualifies under Exemption Class 1, "Operations, repairs, and maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing."

ZONING:

State Land Use District:	Urban
City and County of Honolulu:	I-2 (Industrial)

LAND TITLE STATUS:

Section 5(a) lands of the Hawaii Admissions Act – Non-ceded
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES ☐ NO ☒

CHARACTER OF USE:

Fixed Based Facility

REMARKS:

The State and the Lessee entered into Lease No. DOT-A-91-0021 dated November 20, 1990, for the exclusive use of certain premises for the purpose of constructing, maintaining, and operating a fixed-based facility. The Lessee now desires to sublease a portion of the facility which is built and completed at a cost of \$1,247,765 in 1992.

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The Department of Transportation, Airports Division (DOTA) has reviewed the sublease and sublease rent and has determined the sublessee's obligation are reasonable with no excess sublease profit to be gained by the lessee/sublessor.

RECOMMENDATION:


That the Board authorize DOTA to approve the Consent to Sublease between Pacific Aviation Services, Inc., as Sublessor and RD Calibrations, Inc. dba RD Technology of Hawaii, as Sublessee, as hereinabove outlined, subject to: (1) terms and conditions hereinabove outlined, which are by reference incorporated herein; (2) such terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (3) review and approval of the Department of the Attorney General as to the Consent to Sublease form and content.

Respectfully submitted,

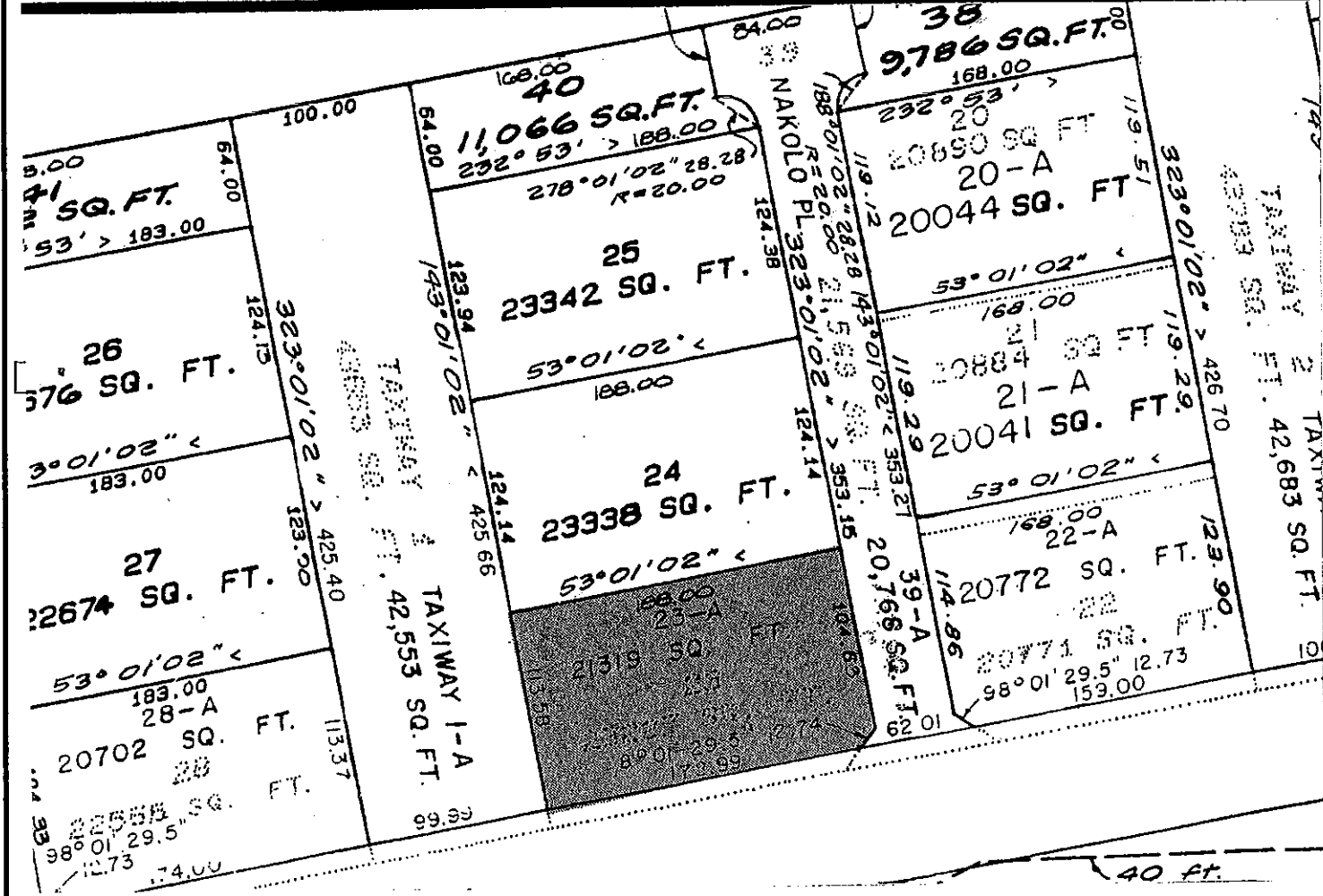
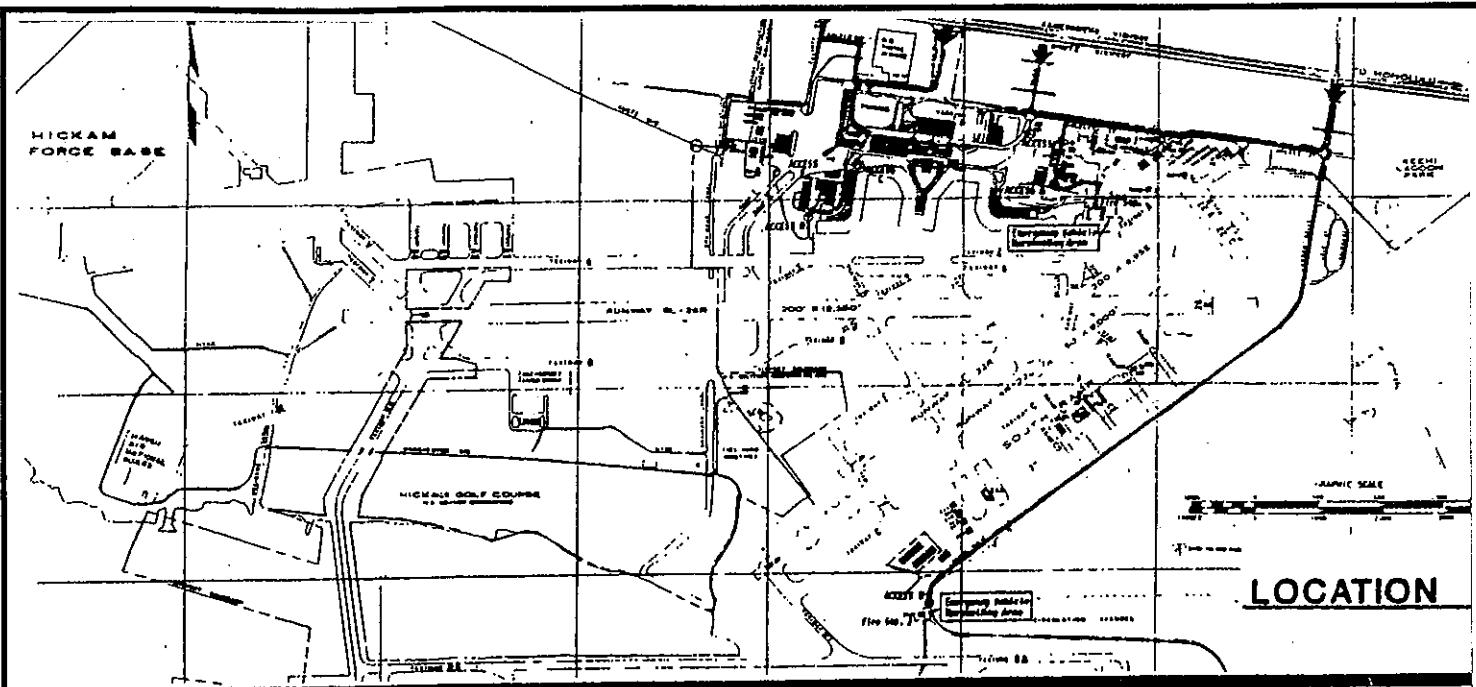


BRENNON T. MORIOKA, Ph.D., P.E.
Director of Transportation

APPROVED FOR SUBMITTAL:



LAURA H. THIELEN
Chairperson and Member



DATE : EXHIBIT: A

		<p>"AIRPORT"</p>	
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